

ORDINANCE NO. 2020-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS FOR A TYPE 2 SPECIAL USE PERMIT THAT IS APPLIED TO APPROXIMATELY 11.2 ACRES OUT OF THE J. M. VERAMENDI SURVEY NO. 2, ABSTRACT 3, LOCATED EAST OF THE INTERSECTION OF BORCHERS BLVD. AND BENNETT AVE. TO ALLOW FOR A HIGH INTENSITY ELDERLY HOUSING AND ASSISTED LIVING FACILITY WITHIN THE VERAMENDI PROJECT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of the Veramendi Development Agreement, the City Council has given due consideration to all components of said special use permit; and

WHEREAS, it is the intent of the City Council to provide harmony between existing and proposed land uses; and

WHEREAS, the requested Special Use Permit is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

WHEREAS, the City Council desires to approve a Special Use Permit for approximately 11.2 acres out of the J.M. Veramendi Survey No. 2, Abstract 3, located east of the intersection of Borchers Blvd. and Bennett Ave. to allow for a high intensity elderly housing and assisted living facility.; **now, therefore;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT pursuant to the Veramendi Development Agreement, a Special Use Permit is approved on the following described tract of land for the uses and conditions herein described:

11.184 acres out of the J.M. Veramendi No. 2, Abstract 3, located east of the intersection of Borchers Blvd. and Bennett Ave. and consisting of proposed Lot 2, Block 35 in the proposed Veramendi Precinct 12A subdivision, as delineated in Exhibit 'A' attached.

SECTION 2

THAT the Special Use Permit be subject to the following conditions:

1. Accessory uses of restaurant, bar and beauty salon, or similar, for resident and guest use only are allowed.
2. Development is to be permitted in substantial compliance with the approved site plan, Exhibit 'B'. All remaining site development standards as required by the Development & Design Control Document remain in effect.
3. The maximum height is allowed as depicted on the elevations, Exhibit 'C'.

SECTION 3

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 5

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of November, 2020.

PASSED AND APPROVED: Second reading this 14th day of December, 2020.

CITY OF NEW BRAUNFELS

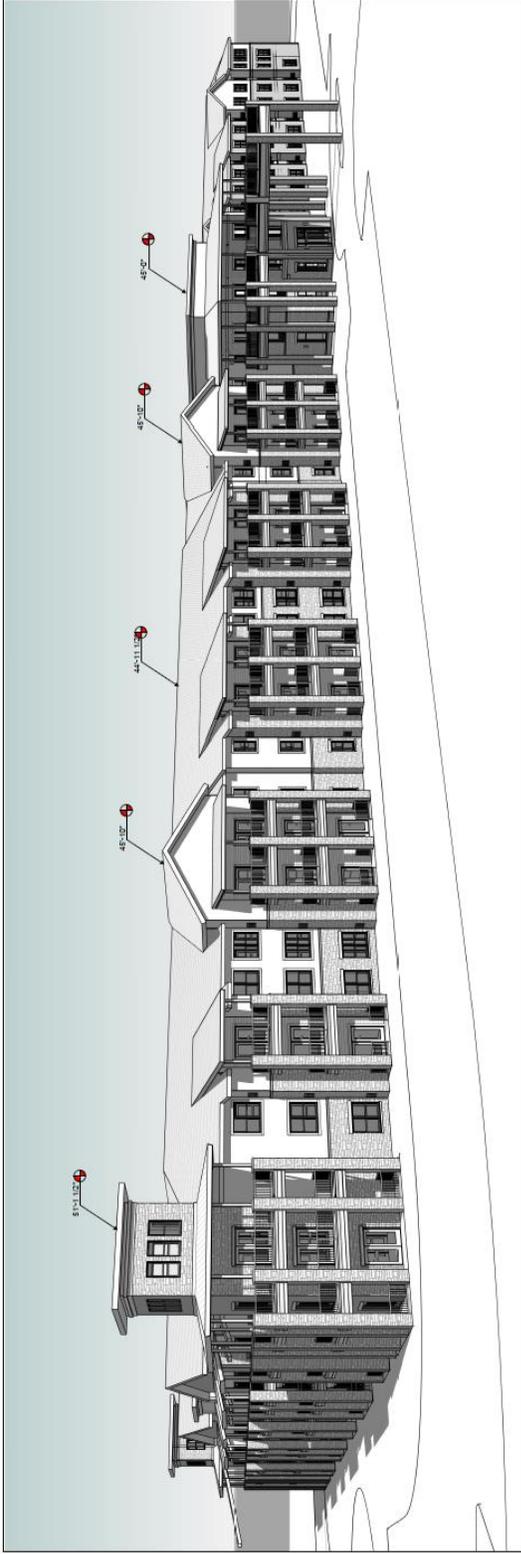
RUSTY BROCKMAN, Mayor

ATTEST:

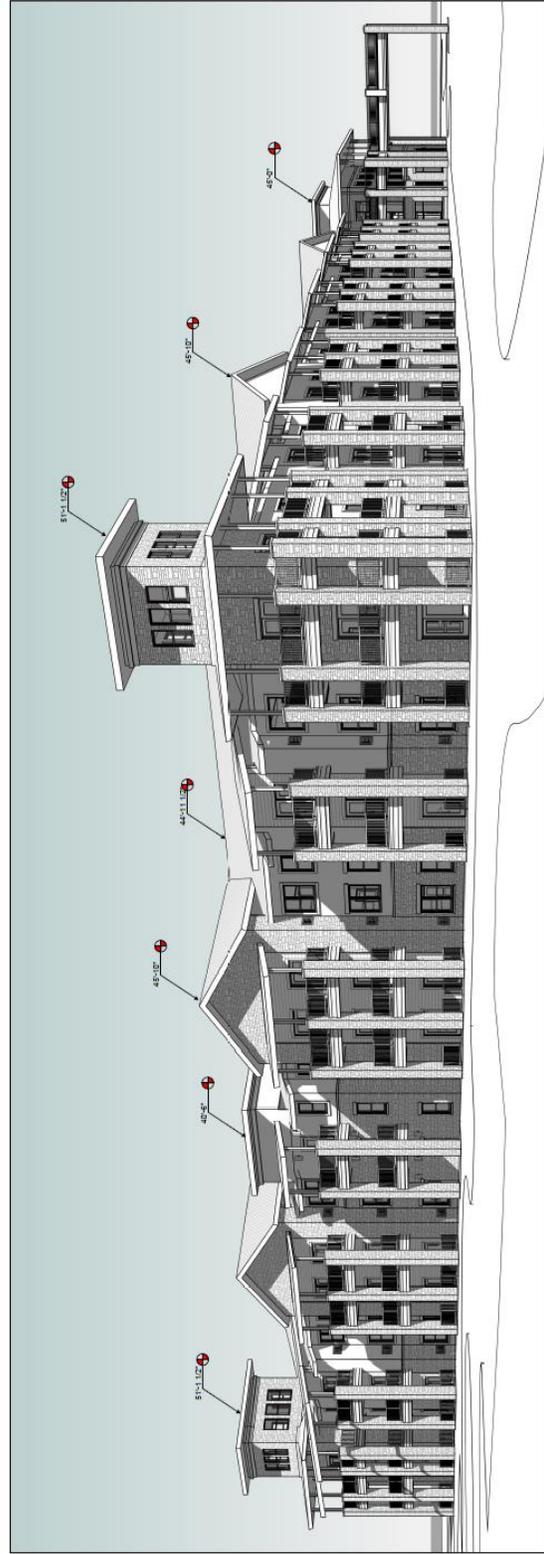
CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



2 3D Exterior View 01 - Front Elev.LT Corner
00012



1 3D Exterior View 03 - Left Elevation Ground View
00012